



Employment Land Monitor 2020-21

Information presented in this report represents
data monitored from the period:

1st April 2020 to 31st March 2021

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February 2022 Updates

- **Tables 4 and 5** – formatting and layout updates (no changes to the data)
- **Paragraph 4.7** - amended to state '*a deficit of -5.88 hectares*' instead of '*a deficit of 85.88 hectares*'.

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1. Introduction

- 1.1 The City Council has a statutory responsibility to make available any information it has collected for monitoring purposes as soon as possible after the information becomes available¹. This report provides information on the supply of employment land in Worcester for the period 1st April 2020 – 31st March 2021, forming part of the City Council's annual monitoring programme.
- 1.2 This report has not included the site areas of extensions to existing units, as it is the overall area of land to be used/being used for employment purposes that is monitored, and not the floor area of each building.
- 1.3 The report is focused on employment land which relates to business use within Classes B1, (up to 1st September 2020), E(g) (replacing B1 from 1st September 2020), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). In general terms this will cover the following:
- **B1** – Business (up to 1st September 2020)
 - **E(g)** – Commercial, Business and Service (from 1st September 2020): Uses which can be carried out in a residential area without detriment to its amenity: (E(g)(i) Offices to carry out any operational or administrative functions, E(g)(ii) Research and development of products or processes, E(g)(iii) Industrial processes.
 - **B2** - Industrial
 - **B8** – Storage and Distribution

¹ Paragraph 7, Part 8, The Town and Country Planning (Local Planning (England) Regulations 2012.

- 1.4 A separate retail monitoring report is also produced annually by the Council. Changes to the Use Classes Order were made on 1st September 2020 which saw the introduction of a new Use Class E which has amalgamated A1, A2, A3, B1a, B1b, B1c and part D1 and D2 uses into one use class, allowing flexibility of uses without the need for planning permission (subject to prior approval in some scenarios). The B1 use class has essentially been reclassified as use class E(g). However, where sites have previously been included in the Employment Land Monitoring report as B1 use class, prior to 1st September 2020, this report will still refer to their original use class, as relates to their planning permission. The E(g) use class would have been utilised in this Employment Land Monitor report for any sites which were registered (and subsequently determined up to 31st March 2021) after 1st September 2020, however there were no applicable sites.
- 1.5 The Government sets out its view of how planning should deliver economic growth in the National Planning Policy Framework (NPPF). This requires the planning system to contribute to the building of a strong, responsive and competitive economy, by ensuring that sufficient land of the right type and in the right locations is available to allow growth and innovation².

² The economic objective, paragraph 8 of the NPPF July 2021.

2. Employment land development

- 2.1 In the year 1st April 2020 to 31st March 2021 **6.47 hectares of land** was developed for new B and B1/E(g) Use Class employment space. See Schedule 3 for details of completed B and B1/E(g) use class development since 2006.
- 2.2 Table 1 below shows the amount of employment land that has been developed in Worcester between 2006 and 2021. Since 2006 around 29.59 hectares of employment land has been developed in the city. Schedule 4 details the annual total employment land completions by year over this period and illustrates that for 2020/21 6.47 ha of employment land was developed. The average amount of employment land developed per year in Worcester since 2006 is 1.97 hectares. More recently, the average over the last 5 years (2016-2021) is 3.27 hectares.

Table 1: Employment Land in Worcester City 2006-2021

a	Employment Land Built (since 2006) (Schedule 4)	29.59 ha
b	Employment Land Under Construction Including Allocated Sites on 31 st March 2021 (Schedule 2)	0 ha
c	Commitments for Employment Uses Including Allocated Sites (Schedule 2)	2.79 ha ³
d	Employment Land Allocated without planning permission (Schedule 1)	8.3 ha
	LAND SUPPLY (b + c + d)	11.09 ha

³ Previously included 4 ha of land at SWDP 43/18 which now has outline planning permission for 120 dwellings (20/00249/OUT) and so has been removed from the employment land supply and moved to schedule 6.

e	Loss of Employment Land (2006-2021) (Schedule 6)	46.56 ha
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2.3 In the monitoring year April 2020 to March 2021, 6.47 **hectares of employment land** (B1/E(g), B2, B8) moved from commitments to completion⁴. This is only 0.32 ha lower than 2019/20 completions and marks and second consecutive year of unusually high completions. However, there is now only 11.09 hectares of supply outstanding (this is the total of permissions, outstanding allocations and under construction sites) (see table 1 above), which is a significant decrease compared to 2019/20 (21.07 ha), although some previous commitments have now been recorded as completions. Whilst the current review of the South Worcestershire Development Plan (SWDP) will seek to address employment land requirements, it is unlikely that Worcester City will achieve sustained growth in employment land in the future. This could also reflect the move towards the changing patterns of work, which may have been exacerbated by the covid-19 pandemic in relation to the office sector and home working trends.

2.4 The total land supply available for new B and B1/E(g) use class development has decreased by 9.98 hectares since April 2020. This change is a result of many factors including sites obtaining planning permission for alternative land uses such as residential development, committed sites being developed, and approvals lapsing (there was 1 lapse recorded in 2020/21), and therefore are no longer part of the potential future supply of development. This is a continuation of the trend in recent years where the supply of available employment land has declined each year. Despite the adoption of the South Worcestershire Development Plan (SWDP) in 2016, there has been a decline in employment land availability due a number of parcels of land gaining planning permission for housing developments.

⁴ This includes SWDP 43/22 and SWDP 43/23

- 2.5 Further, the employment land supply in table 1 above of 40.68 hectares (i.e. delivered and committed sites), is a gross figure as it does not account for employment land losses since 2006, as outlined in part 'e' of the table (46.56 ha). If these losses are factored in, the net employment land supply of delivered and committed sites would amount to a deficit of -5.88 hectares.
- 2.6 While the market ultimately determines what development takes place, the size of allocated employment sites and landowner aspirations are factors that have affected the delivery of allocated employment sites during the plan period. The current market conditions do not favour commercial developments in general and office and industrial floor space is often unviable at present without an agreed pre let in place. The emphasis on the delivery of housing has also raised landowners expectations about the value of land for residential use and has reduced the willingness of landowners to release land for other uses such as employment that do not offer the perceived premium that residential development does.

3. Land Type

Brownfield Land

3.1 Worcester City Council has sought to ensure that brownfield sites are released for development for employment purposes where viable. The only brownfield site allocated solely for employment uses in the SWDP is at Great Western Avenue, Midland Road (SWDP 43/22), which has now been completed. Further employment uses on brownfield land may also be brought forward as part of the 'Opportunity Zones' (see SWDP 44: Worcester City Centre, Table 17).

Greenfield Development

3.2 The majority of employment development since the 1980s has been located on greenfield land in Warndon. The overall figure for greenfield development in Worcester City since 2006 however is 11.8 hectares, which represents 39% of the total employment land developed. Greater greenfield development will also occur with the construction and completion of SWDP 45/6 as part of the Wider Worcester Area.

4. Worcester Employment Land Supply at April 2021

- 4.1 The SWDP includes within policy SWDP 3 a requirement for about 80 hectares of land for employment uses for the Local Plan period 2006-2030 within Worcester. The employment land supply total for 2006-2030 includes completions, commitments (identified through planning permissions), and allocations identified through the Local Plan. SWDP Policy SWDP 43 allocates six sites for employment use.
- 4.2 The requirement for the plan period equates to an annual average of 3.3 hectares per year. This is a useful target to compare with completions in recent years.
- 4.3 The SWDP also includes a requirement for about 120 hectares of employment land within the Wider Worcester Area. This is a total requirement which includes the 80 hectares within the City. Policy SWDP 44 allocates 41 hectares of land on three sites for employment use. Phase one of the Worcester Technology Park (circa 27 hectares) is in addition to these allocations and is already accounted for in the supply.
- 4.4 The NPPF replaced most government planning policies in England in March 2012, with the latest revision published in July 2021. The NPPF states at paragraphs 122 and 123 that:
- a. Planning policies and decisions need to reflect changes in the demand for land.
 - b. Planning policies should be informed by regular reviews of land allocated for development in plans and land availability and where there is no reasonable prospect of an application for development or where a plan is out of date support alternative uses where this would contribute to meeting an unmet need.
 - c. Local planning authorities should take a positive approach to applications for homes in areas of high housing demand on currently developed land which is not allocated for a specific purpose in plans. The

redevelopment of retail and employment land in such areas should be supported unless there is evidence that this would undermine key economic sectors or the vitality and viability of town centres.

The national planning policy approach is reflected in recent planning approvals for developments on a number of allocated sites in Worcester. Schedule 6 provides details of consented non-B and B1/E(g) use class development on employment land since 2006.

Table 2: Status of Local Plan Employment Sites

Local Plan Employment Sites		
Site	Ha (total allocated)	Comments
Status of Site Allocations at 01/04/2021		
SWDP 43/15 Worcester Woods	11	2.7 ha lost to non-employment uses. Previous application for office use has now expired. 8.3 ha remaining.
SWDP 43/16 Whittington Road	4	4 ha lost to alternative residential development commenced in March 2019 (P18G0322). See table 3 below.
SWDP 43/18 University Park	11	All 11ha have been lost to residential development following the approval of P18C0175 and 20/00249/OUT totalling 295 dwellings (175 and 120 respectively).
SWDP 43/20 Land at Nunnery Way	8	Phase 1 and 2 both complete (Phase 1: P15Q0465, Phase 2: 19/00056/FUL)
SWDP 43/22 Midland Road	1	2 units totalling 2,786 sq. m for B1a, B1c or B8 use and is now completed (P18D0210).
SWDP 43/23 Land South of Warndon Wood	5	3 units totalling 21,072 sq. m for B1a, B2 or B8 use and is now completed (P17P0247).

Table 3: Approved non-B and B1/E(g) Use Class Development on Allocated Employment Land

Non-B Use Class Development on Allocated Employment Land		
Site	Ha Lost to Alternative Uses	Alternative use
SWDP 43/15 Land south of Newtown Road/Nunnery Way	2.7 (of 11)	Care Home & Hospital Car Park - complete.
SWDP 43/16 Former Government Offices Whittington Road	4 (of 4)	71 Extra Care Apartments and 64 dwellings under construction (P18G0322).
SWDP 43/18 Grove Farm, Bromyard Road	11 (of 11)	Doctors Surgery, Care Home and Extra Care Apartments - complete. 175 dwellings under construction (P18C0175). Outline planning permission approved on the remaining 4 ha for 120 dwellings (20/00249/OUT).

4.5 At 31st March 2021 there were 8.3 ha of committed employment sites, a reduction of 1.7 ha from the 10 ha recorded in March 2020 (see Schedule 1). The amount of employment land available (i.e. employment sites under construction or with planning permission) totals 2.79 ha (see Schedule 2), down from 12.77 ha in March 2020.

4.6 In 2020/21 three additional sites⁵ gained planning permission for employment purposes and 4 hectares of employment land was lost to alternative uses⁶.

Employment Land Provision 2006 to 2030

4.7 The provision of employment land within the City of Worcester monitored against the requirements of the adopted SWDP is illustrated by table 4 below. In the past year the deficit against the Local Plan target has

⁵ See Schedule 2

⁶ See Schedule 6

worsened by 3.51 hectares to 39.32 hectares. This figure is gross and does not factor in recorded employment land losses since 2006, as outlined in part 'e' of table 1. If these losses are factored in (46.56 ha), the net employment land supply against the SWDP target for Worcester City would be a deficit of -5.88 hectares.

Table 4: Worcester Local Plan Employment Land Supply (March 2021)

Employment Land Supply March 2021 (Worcester City)	
SWDP 2006-2030 Requirement	80 ha
Completions 2006-2021 (See Schedules 3 and 4)	29.59ha
Commitments at March 2021 (See Schedule 2)	2.79 ha
Local Plan Employment Allocations (excluding commitments) at March 2021 (See Schedule 1)	8.3 ha⁷
<u>Residual Balance</u> Local Plan Requirement - (Completions + Commitments + Local Plan Allocations)	80 - (29.59 + 2.79 + 8.3) = 39.32 ha
Total Current Supply	(80 - 39.32) = 40.68
<u>Deficit against Local Plan target</u>	39.32 ha

4.8 There is a significant deficit in the supply of employment land within Worcester City compared to the target set in the adopted Local Plan

⁷ SWDP 43/15 Worcester Woods

(SWDP). This deficit is the result of a number of changes during the preparation of the SWDP and since the adoption of the plan, including:

- The loss of sites, or parts of sites, to non-B and B1/E(g) use class development.
- Sites with planning permission for B and B1/E(g) use class development not being developed.
- The reduction in site areas as sites progress through the development cycle, i.e. the gross site area is larger than the net developed area monitored at the completion of development.

4.9 The SWDP targets for employment land are not limited to B and B1/E(g) use class development but it is impractical to monitor development other than by use class definitions. The deficit against the SWDP requirement of 39.32 hectares has worsened compared to the deficit recorded in April 2020 of 35.81 hectares. It is unlikely that significant amounts new employment land will come forward within Worcester City in the short to medium term and the SWDP Review will seek to allocate additional employment land within and close to the City boundary to meet the future employment and economic needs of the City.

Employment Land Provision Wider Worcester Area 2006 to 2030

4.10 As table 5 below illustrates, the Wider Worcester Area does not have an adequate future supply of employment land when monitored against the requirements of the SWDP. The surplus of 0.65 hectares in 2013/14 has been reduced over the past seven years to a deficit of 11.05 hectares at 31st March 2021. While the current position is only a small deficit of the total requirement (9.21%), it is currently not possible to demonstrate that Worcester City (Wider Worcester Area) has an adequate supply of employment land to match the requirements set out in the SWDP.

4.11 Throughout the monitoring periods, this report has sought to only record new employment land and has not accounted for any gains in floor space

through intensification of existing sites or extensions, for example. Therefore, it is considered that employment land monitoring does not fully capture the total employment floor space developed in Worcester City.

Table 5: South Worcestershire Development Plan Wider Worcester Employment Land Supply (March 2021)

Employment Land Supply March 2021 (Wider Worcester Area)	
SWDP Requirement 2006-2030	120 ha⁸
Completions 2006-2021	54.45 ha⁹
Commitments at March 2021	32.70 ha¹⁰
SWDP Wider Worcester Allocations (excluding commitments see Schedules 1 & 7)	21.8 ha¹¹
<u>Residual Balance</u> SWDP requirement - (Completions + Commitments + SWDP WWA Allocations)	120 - (54.45 + 32.70 + 21.8) = 11.05 ha
<u>Total Current Supply</u>	(120 - 11.05) = 108.95 ha
<u>Deficit against SWDP Wider Worcester Area target</u>	11.05 ha

4.12 The total supply figure is gross and does not factor in recorded employment land losses since 2006, as outlined in part 'e' of table 1

⁸ Of which 80 ha is Worcester City.

⁹ 29.59ha Worcester City completions and 24.86 ha completed on the Worcester Technology Park

¹⁰ Worcester City Commitments (11.09 ha), plus remaining land at Worcester Technology Park Phase 1(b) (1.61 ha net) and SWDP 45/1 (19.2 ha).

¹¹ SWDP 45/2 (5 ha), SWDP 45/6 (16 ha) and SWDP 45/1 (0.8 ha).

(Worcester City). If these losses are factored in (46.56 ha), the net employment land supply against the SWDP target for Worcester City Wider Worcester Area would be reduced to a supply of 62.39 hectares.

5. Conclusion

- 5.1 In the year 1st April 2020 to 31st March 2021, 6.47 **hectares of employment land** was developed. The average rates of development per year over the past ten years (2.06 hectares) and over the past five years (3.27 hectares) do not meet the Local Plan annualised target of 3.3 hectares per year within the City, but increases of employment land in the past five years has meant the average rate over this time period is now close to the annualised target. Worcester has seen two major allocated employment site losses to non-B and B1/E(g) class uses: land at Whittington Road (SWDP 43/16)¹² and land at Grove Farm (SWDP 43/18)¹³, both for residential development. This has resulted in a loss of 12.5 hectares of allocated employment land. The average yearly loss of employment land to other uses over the past five years is 2.69 hectares compared to 1.93 hectares in 2019/20.
- 5.2 Completions, Commitments (land with planning permission) and Site Allocations within the SWDP for the Wider Worcester Area (WWA) total 108.95 hectares. This is a decrease on the position in April 2020 (112.39 hectares) and is below the SWDP target for the Wider Worcester Area (WWA) of 120 hectares of new commercial development over the plan period 2006 to 2030. The change in employment land supply in the WWA in recent years is shown in table 6 below.

¹² Planning Application Reference P18G0322.

¹³ Planning Application References P18C0175 and 20/00249/OUT.

Table 6: Annual Change in Total Employment Land Supply Wider Worcester Area

Year	WWA Total Supply Since 2006 (ha)	Surplus/Deficit
April 2021	108.95	-11.05
April 2020	112.39	-7.61
April 2019	111.43	-8.57
April 2018	116.05	-3.95
April 2017	115.19	-4.81
April 2016	113.69	-6.31
April 2015	119.59	-0.41
April 2014	120.65	0.65

5.3 At the end of March 2021 there was 2.79 hectares of land with outline or full planning permission for additional employment land within the City of Worcester, with an additional 8.3 ha committed as site allocations, giving a total of 11.09 hectares. This is a decrease of 9.98 hectares on the amount available in 2019/20 which totalled 21.07 hectares. The change in employment land supply in Worcester City in recent years is shown in table 7 below.

Table 7: Annual Change in Worcester City's Employment Land Supply

Year	Total Supply Since 2006 (ha)
April 2021	11.09
April 2020	21.07
April 2019	26.9
April 2018	31.52

April 2017	27.16
April 2016	22.27
April 2015	17.33
April 2014	20.63

- 5.4 There is an insufficient supply of allocated employment land within Worcester City to match the overall target of 80 hectares within the SWDP with a current gross shortfall of 39.32 hectares. If the assessment is expanded to include all the proposed allocations in the Wider Worcester Area (WWA), then the target in the SWDP is 120 hectares. The potential future supply of employment land in the WWA is also insufficient to match this target with a current gross shortfall of 11.09 hectares, which is 9.24% below the 120-hectare target.
- 5.5 The supply of available employment land has decreased in the past few years as a result of landowners' ambitions for alternative uses on allocated employment land being realised. The market forces and government policies that have resulted in the conversion of both existing and allocated employment sites in urban areas to other land uses are unlikely to change in the short to medium term. The introduction of the 'E' Use Class and the associated Permitted Development Rights may further exacerbate the issue. If the losses of employment land experienced since the start of the plan period continue in future years, it will be difficult to achieve the targets set out in the SWDP for additional B and B1/E(g) use class development. The SWDP Review will seek to address the provision of employment land to help improve the future supply position.

Employment Land Monitor Schedules 2020/21

SCHEDULE 1: LAND IDENTIFIED IN THE ADOPTED LOCAL PLAN FOR EMPLOYMENT - SITUATION AT 31.03.21

SITE	LOCATION	HECTARES (AVAILABLE)	STATUS	COMMENTS
SWDP 43/15	Worcester Woods Newtown Road/ Nunnery Way	8.3	NONE	Outline Permission (P05Q0141) for B1 office use and Crèche. App P10Q0276 extended the time limit for implementation to 4-Oct-2019, now expired. Approved schemes P11Q0400 for a C2 care home and P11Q0430 for a hospital car park are (2.7ha) complete
SWDP 43/16	Government Buildings Whittington Road	0	EMP LOSS	Outline Permission (P16G0178) for 15,050 sqm office park approved but not implemented. Alternative residential development has now commenced: P18G0322 - 71 Extra Care Apartments and 64 dwellings.
SWDP 43/18	University Park	0	EMP LOSS	Full and Outline Permission (P11K0588) for a mixed-use development approved. Medical Centre, Care Home and C2 extra care housing (2.5ha) complete. P18C0175 – 175 dwellings, under construction. Remaining 4 hectares now relates to outline planning permission (20/00249/OUT) – 120 dwellings.
SWDP 43/20	Land at Nunnery Way	0	C	Phase One P15Q0465 for 14,534 sqm (3.14ha) complete. Phase Two 19/00056/FUL for 8,783 sqm (2.5ha) complete.
SWDP43/ 22	Midland Road	0	C	Permission (P18D0210) for 2,786 sqm (two B use class units) approved and completed.
SWDP43/ 23	Land South of Warndon Wood	0	C	Permission (P17P0247) for 21,072 sqm (three B use class units) approved and completed.
	Remaining Allocations	8.3		
	Allocations with commitments	0		

**SCHEDULE 2: COMMITMENTS FOR EMPLOYMENT USES INCLUDING ALLOCATED SITES - SITUATION AT
31.03.21**

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
19/00685/CU	Unit 7C and 7D, St Martins Quarter, Silver Street, Worcester, WR1 2DA		CoU A1 to B1	No	B1	0.046	746	CoU	PP
19/00484/NMA	Worcester Porcelain Museum, Severn Street	Berkley Homes	Revert the use of the second floor of Building Q to commercial, allowing it to be used as studio/offices.	No	B1	0.101	51	CoU	PP
P15P0013	Land at Berkley Way	Trustees of The Spetchley Estate	New headquarters	No	B1/B8	1.88	2,915	N	PP ¹⁴
19/00614/FUL	Unit 1 and 2 and 5, Elm Road, Worcester		Demolish existing unit 1,2 and 5 and replace with a new 2 storey building, with change of use from a mechanics workshop to B8 storage.	No	B8	0.2	911	R	PP
19/01002/FUL	Unit 4, Derwent Close, Worcester		Removal of existing single storey offices and construction of new 2-storey office and reception area	No	B1	0.07	91	R	PP
20/00039/FUL	Motor and Body Repairs, Wier Lane, WR2 4AY		Demolition of vacant former garage and construction of building	No	B2	0.12	-137 (260)	N	PP

¹⁴ The site has been deemed to have made a material start.

Application Number	Location	Name of firm	Details of planning permission	Local Plan Allocation	Use Class	Site area (ha)	Floor space (sqm)	Type	Status
			for gymnasium (use class D2) and general industrial (use class B2)						
20/00098/FUL	Joy Mining Machinery Ltd, Bromyard Road, Worcester, WR2 5EG		New two storey office building ancillary to the factory located within the wider site, with associated parking provision and landscaping and public art installation on existing building facing the public right of way.	No	B1	0.38 2320	970	N	PP
Total						2.79	5,547		
Of which Allocation sites						0	0		

Key

Type: New Build (N), Extension (E), Redevelopment (R), Change of Use (CoU)

Status: Planning Permission (PP), Outline Planning Permission (OL), Under Construction (UC)

SCHEDULE 3: LAND DEVELOPED FOR INDUSTRIAL/EMPLOYMENT USE 2006 - 2021

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2006 - 2007	P01L0475	The Yard, Midland Road	J Baig	3 Starter Units	B1/B2	0.2	446	R
	P05P0376	Unit 8 Berkeley Business Park, Wainwright Road	British Red Cross Society	Local office of the charity	B1	0.26	942	N
	P06G0019	Wildwood Way	Maximus	Offices	B1	0.94	3,987	N
	P06P0075	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of production and assembly of machine tools	B2	-	3,539	E
	P06P0176	Yamazaki Mazak, Badgeworth Drive	Yamazaki Mazak	Expansion of storage for welding gas bottles	B2	-	66	E
	P06D0290	32 Sidbury (Upper floor)	Allan Morris	Offices	B1	-	97	E
	P06G0670	Block C DEFRA Buildings	DEFRA	Offices	B1	-	300	E
						TOTAL	1.805	9,377
2007 -2008	P07D0478	14 Carden Street	Tile Giant Ltd	Trade Warehouse	B8	0.02	550	CoU
						TOTAL	0.02	550

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2008 - 2009	P07D0433	Enterprise House, Infirmery Walk	Sanctuary Housing	Office Extension	B1	-	1,030	E
	P08G0338	Lotus Lightweight Structures Ltd, Williamson Road	Lotus Lightweight Structures Ltd	New temporary planning consents for storage structures	B8	-	8,485	E
	P07J0574	Venture Business Park Weir Lane	Landsdowne Rodway	Storage Building	B8	0.2	1,914	N
	P07H0326	Great Western Business Park, Tolladine Road	St. Modwen Properties PLC	Phase 1 of redevelopment of the former goods yard on Tolladine road to create a number of B1/B2/B8 units	Mix	4.5	10,159	N
	P07P0754	Yamazaki Mazak U.K Ltd, Badgeworth Drive	Yamazaki Mazak U.K.	Erect 2 storey showroom and office facility with roof top area. 126 new parking spaces.	B1	-	2,791	E
	P08P0065	Bosch Thermotechnology Ltd, Cotswold Way	Bosch Thermotechnology	Extensions to existing offices	B1	-	382	E
	P06P0481	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	Phase One of office development on former Cosworth engineering site	B1	1	2,594	N
	P07D0276 & P08D0387	Sagger, Warmstry, Slip & Throwing Houses Ex	Berkeley Homes Ltd	Conversion to offices	B1	0.2	3,271	CoU

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
		Royal Worcester Porcelain						
					TOTAL	5.90	30,626	
2009-10	P08P0248	Land at Brindley Road / Cotswold Way, Warndon	Coombers	New factory with associated warehousing	B2/B8	1.24	4,117	N
					TOTAL	1.24	4,117	
2010-11	P08A0590	23-24 Foregate Street	Boughton Butler LLP	New Office floor space	B1	0.02	282	CoU
	P06D0739	Griffith House, 30 Loves Grove	UNISON	Extension of first floor offices	B1	-	30	E
					TOTAL	0.02	312	
2011-12	P09D0098	Sanctuary House, Chamber Court	Sanctuary Housing Group	Demolition of B1/B8 building on existing Sanctuary Housing Group site to be replaced with 2 No. B1 units	B1	0.3	4,316	R
	P08H0261	Hampton Court, Rainbow Hill	Design Religion Ltd	Conversion of detached garage building to an office studio	B1	-	100	E
					TOTAL	0.3	4,416	

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2012-13	P09D0534	Former Transco Offices, Tolladine Road	LMS Transport	New Workshop Building	B2	0.1	420	N
	P11C0158	Venture Business Park	Lansdowne Rodway Estates	14 Starter Units	B1/B8	0.2	1,296	N
	P11D0329	Building A4 Diglis Basin	Postcode Anywhere	Office space	B1	0.1	733	CoU
	P10P0444	BOSCH, Cotswold Way	BOSCH	Research & Development	B1b	-	1,550	E
						TOTAL	0.4	3,999
2013-14	P13P0604	Buckholt Drive	MSM Forklift Services	New Warehouse Building	B8	-	192	E
						TOTAL	-	192
2014-15	P13P0590	Former Cosworth Site (Apex) Wainwright Road	A & J Mucklow	New Warehouse and office Building	B8/B1	2.7	10,777	N
	P12D0042	Unit 9, St Martin's Quarter	Carillion Richardson	Office space	B1a	0.03	261	R
	P13H0616	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	0.590	2,323	N
	P14D0369	Museum & Art Gallery, Foregate Street	Worcester City Council	Office	B1a	0.105	1,785	CoU
					TOTAL	3.42	15,146	

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
2015-16	P15C0005	Venture Business Park, Weir Lane	Crown House Developments Ltd	5 Starter Units	B1c/B2/B8	0.12	421	N
					TOTAL	0.12	421	
2016-17	P15H0268	Great Western Business Park	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	1.61	6,236	N
						1.61	6,236	
2017-18	P15Q0465	Nunnery Way	St Modwen	Industrial & Warehouse Units	B1c/B2/B8	1.5	5,103	N
					TOTAL	1.5	5,103	
2018-19						0	0	
	No completions recorded in 2018/19.				TOTAL	0	0	
2019-20								
	19/00056/FUL	Land at Nunnery Park, Nunnery Way	St Modwen	Erection of B1c, B2 and B8 employment units	B1c/B2/B8	2.904	8,784	N
	19/00146/FUL	Land adjacent to Unit M3 and M4, Blackpole East	Lansdowne Rodway Estates	Proposed 9 Business units within two buildings	B1a/B1c/B8	0.2206	883.2	N
	P18N0066	Unit A, Blackpole East	Lansdowne Rodway Estates	New Warehouse	B8	3.67	7,801	R

Year completed	Application number	Location	Name of firm	Activity	Use class	Site area (ha)	Floor space (sqm)	New (N) xtn (E) redv (R)
					TOTAL	6.79	17,468.2	
2020-21								
	P17D0195	Central Park, Great Western Avenue	Fortis Living	B1/B2/B8 units	B1/B2/B8	1	2,786	N
	P17P0247	Land East of Parsonage Way	Warndon Six Ltd	B1a/B2/B8 units	B1a/B2/B8	5	21,072	N
	P17N0526	Unit M1, Blackpole East, Blackpole Road	Lansdowne Rodway Estates Ltd	B2 units	B2	0.47	1,526	N
					TOTAL	6.47	25,384	
Overall Totals						29.59	123,347.2	

Key

Type: New (N), Extn (E), Redv (R), Change of Use (CoU), Brownfield (B), Greenfield (G)

**SCHEDULE 4: TOTAL LAND DEVELOPED FOR EMPLOYMENT USES
2006 – 2021**

YEAR	TOTAL HECTARES
2006 – 2007	1.80
2007 – 2008	0.02
2008 – 2009	5.90
2009 – 2010	1.24
2010 – 2011	0.02
2011 – 2012	0.30
2012 – 2013	0.40
2013 – 2014	0
2014 – 2015	3.42
2015 – 2016	0.12
2016 – 2017	1.61
2017 – 2018	1.5
2018 – 2019	0
2019-2020	6.79
2020-2021	6.47
Total	29.59
Annual average over last 10 years 2011-2021	2.06
Annual average over last 5 years 2016-2021	3.27

SCHEDULE 5: PERMISSIONS INCLUDED IN THE LAST MONITORING REPORT WHICH HAD LAPSED BY 31ST MARCH 2021

Application Number	Location	Name of firm	Activity	Primary Use Class	Site area Hectares	Floor space Sq. Metres	New (N) Extn (E) Redv (R) Change of Use (CoU)
P16P0604	Brindley Court, Gresley Road	Firlands Investment Ltd.	New Office Building	B1a	0.08	424	N
Total expired permissions					0.08 ha		

SCHEDULE 6: EMPLOYMENT SITES LARGER THAN 0.1 HECTARE LOST TO OTHER USES SINCE 2006

Application	Location	Ha	New use	Comments
P05D0432	Royal Worcester Porcelain	2.30	Residential, Retail & D1 Museum	Under Construction
P06N0408	Former Wescol Factory, Brickfields Road	2.60	Residential	Developed
P06B0492	Auction House and Warehousing St. Marks Close	0.14	Residential	Developed
P07D0070	24, 26,28 & 30 Diglis Road	0.11	Residential	Developed
P10C0557	202 Bransford Road (Former Cinderella Works Buildings)	1.95	Residential	Developed
P11C0419	250 Bransford Road	4.09	Residential	Developed
P09J0116	Hereford & Worcester Fire & Rescue, Hylton Road	0.17	Education	Developed
P12M0021	Gregory's Bank Industrial Estate	6.6	Residential	Developed
P12Q0232	Former Ronkswood Hospital	7.6	Residential	Developed
P11Q0400 P11Q0430	Land South of Newtown Road	2.7	Residential & Car Park	Developed
P11K0588	Grove Farm	0.5	Medical Centre	Developed
P13K0248	Grove Farm	2.0	Residential	Developed
P13H0616	Great Western Business Park	0.49	Fire Station	Developed
P14G0153	Trinity Works, London Road	1.86	Retail	Developed
P18C0175	Grove Farm	4.5	Residential	Under Construction
P18G0150	Whittington Road	4	Residential	Under Construction
19/00145/FUL	Unit 10B Shrub Hill Industrial Estate	0.95	D2 – Assembly and Leisure	Developed
20/00249/OUT	University Park	4	Residential	Not started
Total losses 2006/7 – 2020/21 in ha. (total site area not floorspace)				46.56 ha

SCHEDULE 7: SWDP - Wider Worcester Area Employment Site Allocations and Commitments

SWDP Site Reference	Location	Proposed Uses	Site Area (ha)	Comments
Wider Worcester Area Sites				
SWDP45/1	Broomhall Community (Worcester South Urban extension)	Employment	19.2 (20 allocated)	Planning Applications (all land uses): 13/00656/OUT 19/00524/FUL Outline remaining = 16.533ha Under Construction = 2.667ha
SWDP45/2	Temple Laugherne (Worcester West Urban Extension)	Employment	5	Planning Applications (all land uses): 15/01588/OUT 16/00972/OUT 18/01803/RM 15/01419/OUT 16/01168/OUT
SWDP45/6	Worcester Technology Park (Phase 2)	Technology Park	16 (net)	None
SWDP3/3	Worcester Technology Park (Phase 1)	Technology Park	26.47 (27 (net) allocated)	19/01060/OUT = 25.846ha Completions = 24.86 ha Not started = 1.61ha Under construction = 0ha
TOTAL Wider Worcester Area			68	